

Date: March 17, 2023

Project No.: 118-151-1

Prepared For: Ms. Mimi McNamara
DAVID J. POWERS & ASSOCIATES
1871 The Alameda, Suite 200
San Jose, California 95126

Re: Environmental Site Assessment
Zanker Material Processing Facility
675 Los Esteros Road, San Jose, California

Dear Ms. McNamara:

Per your request, Cornerstone Earth Group, Inc. (Cornerstone) is pleased to present this letter summarizing our review of environmental information pertaining to the Zanker Material Processing Facility at 675 Los Esteros Road in San Jose, California. This letter was prepared for David J. Powers & Associates (Powers) in accordance with our February 27, 2023 agreement (Agreement).

Project Background

We understand that Powers is providing California Environmental Quality Act (CEQA) support associated with the planned construction of two separate stormwater retention basins near the northwestern and southwestern corners of the existing Zanker Material Processing Facility (ZMPF) in north San José.

The existing stormwater management for the ZMPF is inadequate during extreme wet weather conditions. Zanker Road Resource Management, Ltd. (ZRRML), who own and operate the ZMPF, is proposing to redirect the stormwater runoff to two new basins that would be designed to adequately accommodate existing runoff flows and future increased flows from planned improvements at the ZMPF. The project would require a rezoning to include the two new basins and expand the ZMPF site boundary to include the southwest basin.

Project Description: The project proposes to construct two separate stormwater basins. The northwest basin (NW Basin) would be located within the existing Planned Development (PD) Zoning boundary of the ZMPF, at the base of landfill perimeter levee in the northwest area of the ZMPF site. The NW Basin would have a total capacity of approximately 8.4-acre feet (approximately 2.7 million gallons) and a footprint of approximately 1.55 acres. The NW Basin site is undeveloped and is currently used as a temporary parking lot and contractor staging area. The southwest basin (SW Basin) would be located adjacent to the ZMPF site but outside of the PD Zoning boundary at the southwest corner of the ZMPF site along Los Esteros Road. The SW Basin would have a total capacity of 21.9-acre feet (approximately 7.1 million gallons) and a footprint of 3.03 acres. The project proposes to expand the PD Zoning boundary to include the SW Basin site.

The purpose of the two new stormwater basins would be to retain, treat, and store stormwater runoff from the ZMPF site. The basins would be sized to accommodate runoff flows from the existing and the expansion of the ZMPF site under future planned conditions and would be

designed to retain multiple 100-year 24-hour flood events. The water that collects in the proposed basins would be utilized at the ZMPF whenever possible for material processing and dust control. No surface discharge of stormwater to the surrounding areas would occur with implementation of the proposed retention basins, which would be designed to allow infiltration of stormwater into the native soil beneath the basins.

Construction Details: The construction of the basins would occur on approximately 5.7 acres; the basins' footprints would occupy approximately 4.6 acres and approximately 1.1 acres would be temporarily used as construction staging areas surrounding the basins. A portion of each proposed basin would be formed by the existing perimeter soil levee of the landfill. The remaining perimeter berms for these basins would be constructed of suitable soil using conventional soil construction techniques. The berms would be constructed with stable side slopes to approximately 14 feet above mean sea level (MSL). The top surface of the berms would be wide enough to provide vehicle access for routine berm maintenance and inspection. Approximately 26,000 cubic yards of soil would be used to construct the SW Basin, and approximately 10,000 cubic yards of soil would be used to construct the NW Basin. The soil needed to construct the berms would be clean fill sourced from existing operations at the ZMPF. The project would also include minor excavation with both basins requiring a maximum excavation depth of approximately three feet.

Scope of Work

As presented in our Agreement, the scope of work performed for this Environmental Site Assessment included the following:

- A reconnaissance of the site to note readily observable indications of significant releases of hazardous materials to soil, soil vapor or groundwater.
- A cursory review of selected documents pertaining to the site obtained from the CalRecycle website and the state Geotracker (<http://geotracker.waterboards.ca.gov>) database to evaluate the status of ongoing environmental studies.
- Historical research including review of readily available topographic maps and aerial photographs to help evaluate past and current site uses.
- Preparation of a written report summarizing our findings and recommendations.

Document Review

To evaluate the site history and the status of ongoing environmental studies, a cursory review of selected documents pertaining to the site obtained from the CalRecycle website and the state Geotracker (<http://geotracker.waterboards.ca.gov>) database was performed. We additionally reviewed historical aerial photographs dated between 1939 and 2020, along with USGS 15-minute and 7.5-minute historic topographic maps dated between 1889 and 2018. Copies of aerial photographs and topographic maps reviewed are presented in Appendix A.

Site History/Background

The site historically was owned by Owens-Corning Fiberglas Corporation (OCFC). Beginning in the 1950s, OCFC used approximately 25 acres for disposal of wastes from its nearby City of Santa Clara manufacturing plant. Wastes brought to the site by OCFC consisted mainly of construction debris, wood, fiberglass, and paper left over after in-house recycling at the OCFC manufacturing plant. The California Regional Water Quality Control Board (Water Board) has regulated the site since 1972.

In 1989, OCFC entered into an agreement with ZRRML to (1) operate the landfill solely for the disposal of OCFC manufacturing waste, and (2) to ultimately acquire the site when all approval and operating permits were obtained upon resolution of a dispute between OCFC and the City of San Jose stemming from San Jose's annexation of the property as part of the larger absorption of the City of Alviso in 1968. The site was purchased by ZRRML in 1998 and the ZMPF opened to the public in 1999. In addition to the northern landfill area, the company added a resource recovery operations area on approximately 12 acres on the southern portion of the site.

Although permitted as a Class III landfill, the ZMPF is not allowed to accept putrescible garbage and municipal solid waste (*i.e.*, wet household garbage), green/yard waste, liquid waste sludge, designated wastes or hazardous wastes. The primary wastes currently received at the ZMPF, therefore, include construction and demolition debris, wood waste, mixed debris and soil generated from throughout the San Francisco Bay area. The ZMPF is close to capacity and is expected to undergo final closure in the next few years.

Groundwater and Leachate Monitoring

The self-monitoring program in Water Board Order R2-2016-0010 contains requirements for semi-annual and 5-year constituent-of-concern (COC) sampling, analysis, and evaluation of analytical results. Semi-annual samples from the site's groundwater monitoring wells and leachate piezometers are collected in the first and third quarters of each year. The last 5-year COC monitoring event took place in the third quarter of 2019. The next COC monitoring event will be completed in the third quarter of 2024.

Groundwater Monitoring

Groundwater samples are periodically collected from eight groundwater monitoring wells and several piezometers to assess site groundwater quality and determine if the landfill is affecting its composition. Groundwater beneath the ZMPF is monitored in the uppermost water-bearing zone, within the Holocene Bay Mud. This zone consists of sand layers 2 to 5 feet thick at approximately 12 to 15 feet below mean sea level (MSL) and is separated from the underlying upper regional aquifer by the regionally extensive Bay Mud aquitard. The groundwater quality in the uppermost water-bearing zone is generally poor because of extensive saltwater intrusion. The groundwater flow direction beneath the site is predominantly toward the southwest.

Volatile organic compounds (VOCs), predominantly trichloroethene (TCE), have been identified to be present in groundwater near upgradient well G-4, which is located at the proposed northwest stormwater basin location. In 2002, ZRRML installed an automated groundwater extraction system to remove impacted groundwater from monitoring well G-4. The approximate total volume of groundwater extracted from well G-4 since the system began operating in 2002 is approximately 3,100,000 gallons. A decreasing trend in TCE concentrations has been

reported. The source of the VOCs reportedly is likely an area to the east of well G-4, outside of the landfill boundaries (WSP, 2023).

Leachate Monitoring

The ZMPF does not have a composite liner with a leachate collection and removal system (LCRS) beneath the landfill. However, there are four leachate monitoring wells, a leachate extraction test pit sump, plus an interior and a perimeter LCRS collection trench on-site. Leachate is pumped from the site to reduce site-wide leachate levels and is trucked to the nearby San Jose/Santa Clara Water Pollution Control Plant (WPCP) for disposal. Four leachate monitoring wells and four leachate extraction trench piezometers are used to monitor leachate levels within the landfill and evaluate the effectiveness of the leachate extraction system.

Landfill Gas (LFG) Monitoring

ZMPF's waste stream has consisted of nonhazardous construction and demolition debris, concrete, soil, asphalt, metal, plastic, glass, fiberglass, wood, wallboard, paper, cardboard, and miscellaneous materials like carpet, insulation, porcelain, and tires. The site does not accept putrescible, burning, smoldering, hazardous, infectious, or liquid wastes, or materials like friable asbestos, sludge, yard waste or household compost. For this reason, the landfill neither produces, nor is expected to produce, significant amounts of methane or other landfill gases (Water Board Order No. R2-2016-0010). LFG surface monitoring has never been required at the facility and monitoring activities reportedly have never detected LFG migration at the site.

Site Reconnaissance

To observe current site conditions (readily observable environmental conditions indicative of a significant release of hazardous materials), Cornerstone staff Stason I. Foster, P.E. visited the Site on March 9, 2023. The proposed stormwater basin locations were observed from perimeter fencing and from the existing ZMPF perimeter levee.

At the time of our visit, the proposed southwest basin location was observed to consist of undeveloped land. The proposed northwest basin location is within a PG&E easement that was observed to be traversed by electrical transmission lines; two of the associated transmission towers border the northwest side of the proposed basin location. The northwest basin location was observed to consist of undeveloped land that was being used as a temporary contractor staging area associated with the South San Francisco Bay Shoreline Phase I project, a multi-purpose flood risk management, ecosystem restoration and recreation project¹. Temporary office trailers, metal shipping/storage containers, and various construction materials and equipment were observed within the contractor storage yard, along with several recreational vehicles (RVs) that appeared to be occupied by contractor employees. Additionally, two aboveground storage tanks that appeared to contain diesel and/or gasoline for construction equipment were present. No evidence of fuel spills or leaks was readily apparent.

Photographs of the site are presented below.

¹ The South San Francisco Bay Shoreline Phase I project is a multi-agency partnership between U.S. Army Corps of Engineers (USACE), the U.S. Fish and Wildlife Service, Valley Water, and the State Coastal Conservancy. The complete project will construct approximately four miles of levees to reduce the risk of tidal flooding to the north San José area and restore 2,900 acres of tidal marsh and related habitat that was lost due to former salt production activities. Additionally, it will provide improved recreational opportunities and public access along the bay shoreline.



Photograph 1. View of the SW Basin location, looking southwest.



Photograph 2. View of the SW Basin location, looking east.



Photograph 1. View of the NW Basin location, looking northeast.



Photograph 2. View of the NW Basin location, looking west.

Conclusions and Recommendations

Based on the information obtained during this study, Cornerstone concludes and recommends the following:

- The proposed NW Basin location is in an area near groundwater monitoring well G-4 at which elevated concentrations of VOCs have been reported in groundwater. We recommend that a hydrogeologic review be performed to evaluate the potential for increased mobilization of the VOC-impacted groundwater as a result of stormwater infiltration associated with the proposed basin. The hydrogeologic review should be provided to the Water Board for review and approval.

- A groundwater extraction system that removes VOC-impacted groundwater from well G-4 reportedly is present at the Site. Several piezometers also are present near G-4 and are within the boundaries of the proposed NW Basin. Well G-10 and observation station P-10 are within the SW Basin boundary. Existing wells, piezometers and groundwater extraction equipment should be protected during the planned construction activities or properly destroyed/removed prior to commencement of construction. Relocation of the wells, piezometers and/or groundwater extraction equipment may be required. We recommend that these activities be reviewed and approved by the Water Board.
- We understand that soil needed to construct the proposed basin berms will be “clean fill” sourced from existing operations at the ZMPF. We recommend that the quality of soil to be used be evaluated and documented by an Environmental Professional via sampling and laboratory analyses. The Department of Toxic Substances Control (DTSC) October 2001 Clean Fill Advisory provides useful guidance on evaluating imported fill. Contaminant concentrations, if any, within the fill should not exceed applicable environmental screening levels established by the Water Board and DTSC.

Limitations

Cornerstone performed this investigation to support David J. Powers & Associates in the evaluation of the referenced Site. Conclusions presented in this letter are based on limited, readily available information. This letter, an instrument of professional service, was prepared for the sole use of David J. Powers & Associates and may not be reproduced or distributed without written authorization from Cornerstone. Cornerstone makes no warranty, expressed or implied, except that our services have been performed in accordance with the environmental principles generally accepted at this time and location.

We thank you for this opportunity to work with you on this important project. Should you have any questions, please contact us at your convenience.

Sincerely,

Cornerstone Earth Group, Inc.

Kurt M. Soenen, P.E.
Senior Principal Engineer

Attachments:

Appendix A – Historical Aerial Photographs and Topographic Maps

APPENDIX A – HISTORICAL AERIAL PHOTOGRAPHS AND TOPOGRAPHIC MAPS



Environmental Site Assessment

675 LOS ESTEROS ROAD

San Jose, CA 95134

Inquiry Number: 7270631.1

March 06, 2023

The EDR Aerial Photo Decade Package



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EDR Aerial Photo Decade Package

03/06/23

Site Name:

Environmental Site Assessment
675 LOS ESTEROS ROAD
San Jose, CA 95134
EDR Inquiry # 7270631.1

Client Name:

Cornerstone Earth Group
1259 Oakmead Parkway
Sunnyvale, CA 94085
Contact: Stason Foster



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Search Results:

<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
2020	1"=500'	Flight Year: 2020	USDA/NAIP
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
1998	1"=500'	Flight Date: September 06, 1998	USDA
1993	1"=500'	Acquisition Date: June 16, 1993	USGS/DOQQ
1982	1"=500'	Flight Date: July 05, 1982	USDA
1979	1"=500'	Flight Date: August 16, 1979	USDA
1974	1"=500'	Flight Date: June 06, 1974	USGS
1968	1"=500'	Flight Date: June 14, 1968	USGS
1963	1"=500'	Flight Date: July 08, 1963	EDR Proprietary Aerial Viewpoint
1956	1"=500'	Flight Date: June 09, 1956	USDA
1950	1"=500'	Flight Date: April 01, 1950	USDA
1948	1"=500'	Flight Date: September 26, 1948	USDA
1939	1"=500'	Flight Date: July 31, 1939	USDA

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INQUIRY #: 7270631.1

YEAR: 2020

— = 500'





INQUIRY #: 7270631.1

YEAR: 2016

— = 500'





INQUIRY #: 7270631.1

YEAR: 2012

— = 500'





INQUIRY #: 7270631.1

YEAR: 2009

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YEAR: 1998

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YEAR: 1993

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YEAR: 1982

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INQUIRY #: 7270631.1

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INQUIRY #: 7270631.1

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— 500'



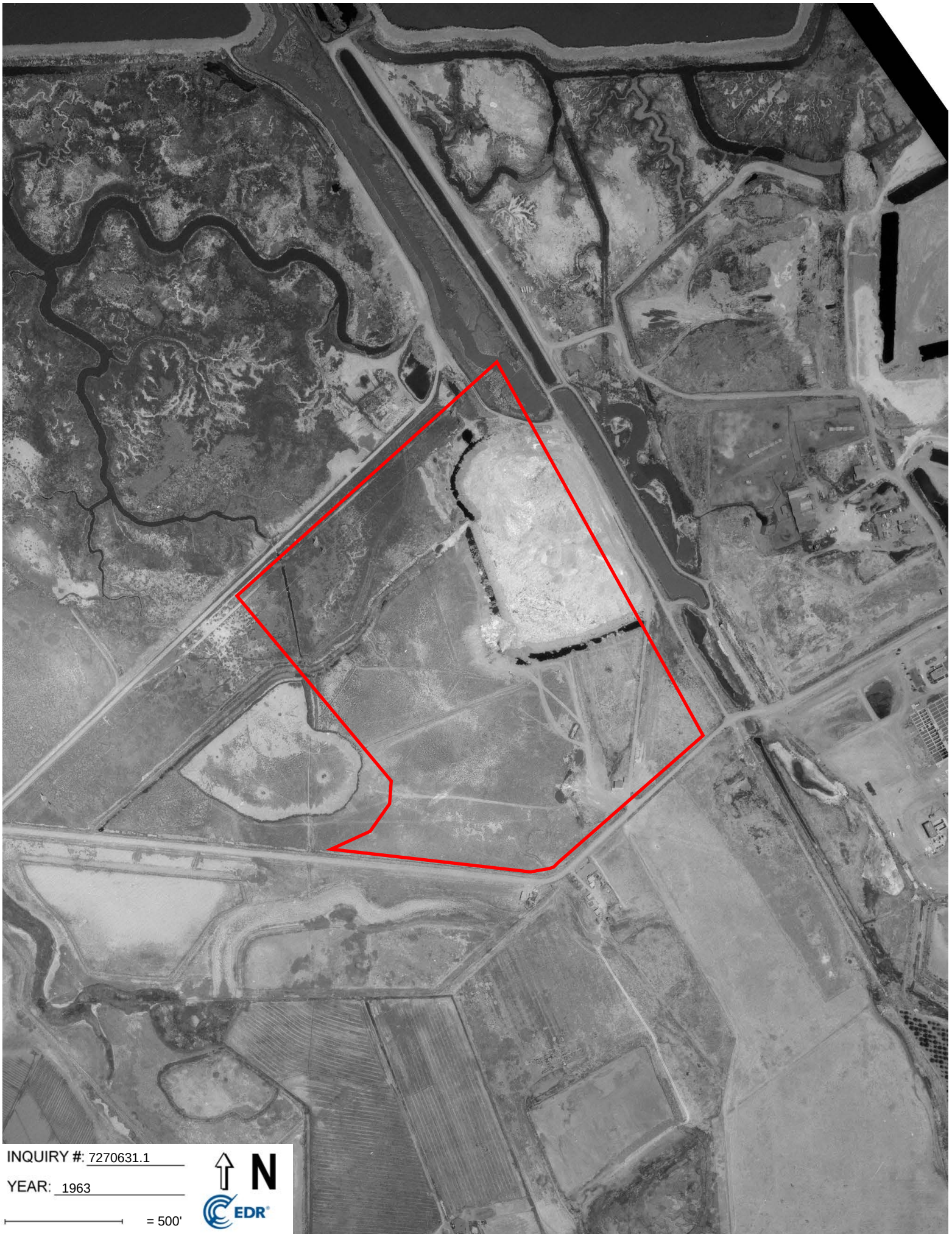


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YEAR: 1956

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YEAR: 1950

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INQUIRY #: 7270631.1

YEAR: 1948

— = 500'





INQUIRY #: 7270631.1

YEAR: 1939

— = 500'





Phase I ESA

Disk Drive/Los Esteros Road

San Jose, CA 95134

Inquiry Number: 6980214.4

May 16, 2022

EDR Historical Topo Map Report

with QuadMatch™



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Shelton, CT 06484
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EDR Historical Topo Map Report

05/16/22

Site Name:

Phase I ESA
Disk Drive/Los Esteros Road
San Jose, CA 95134
EDR Inquiry # 6980214.4

Client Name:

Cornerstone Earth Group
1259 Oakmead Parkway
Sunnyvale, CA 94085
Contact: Stason Foster



EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Cornerstone Earth Group were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDR's Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:**Coordinates:**

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Project:	SJ RWF Buffer Land	Longitude:	-121.956752 -121° 57' 24" West
		UTM Zone:	Zone 10 North
		UTM X Meters:	592303.18
		UTM Y Meters:	4142810.02
		Elevation:	6.00' above sea level

Maps Provided:

2018	1899
2015	1897
2012	1889
1980	
1973	
1968	
1961	
1953	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2018 Source Sheets



Milpitas
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7.5-minute, 24000

2015 Source Sheets



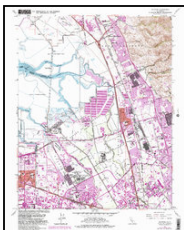
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2012 Source Sheets



Milpitas
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1980 Source Sheets

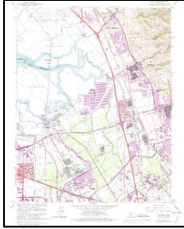


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Aerial Photo Revised 1979

Topo Sheet Key

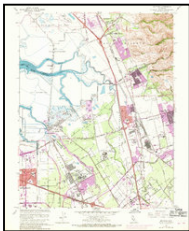
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1973 Source Sheets



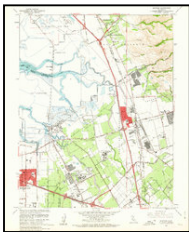
Milpitas
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Aerial Photo Revised 1973

1968 Source Sheets



Milpitas
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7.5-minute, 24000
Aerial Photo Revised 1968

1961 Source Sheets



Milpitas
1961
7.5-minute, 24000
Aerial Photo Revised 1960

1953 Source Sheets



Milpitas
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Aerial Photo Revised 1948

Topo Sheet Key

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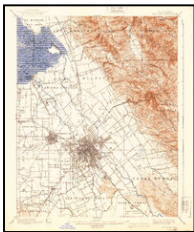
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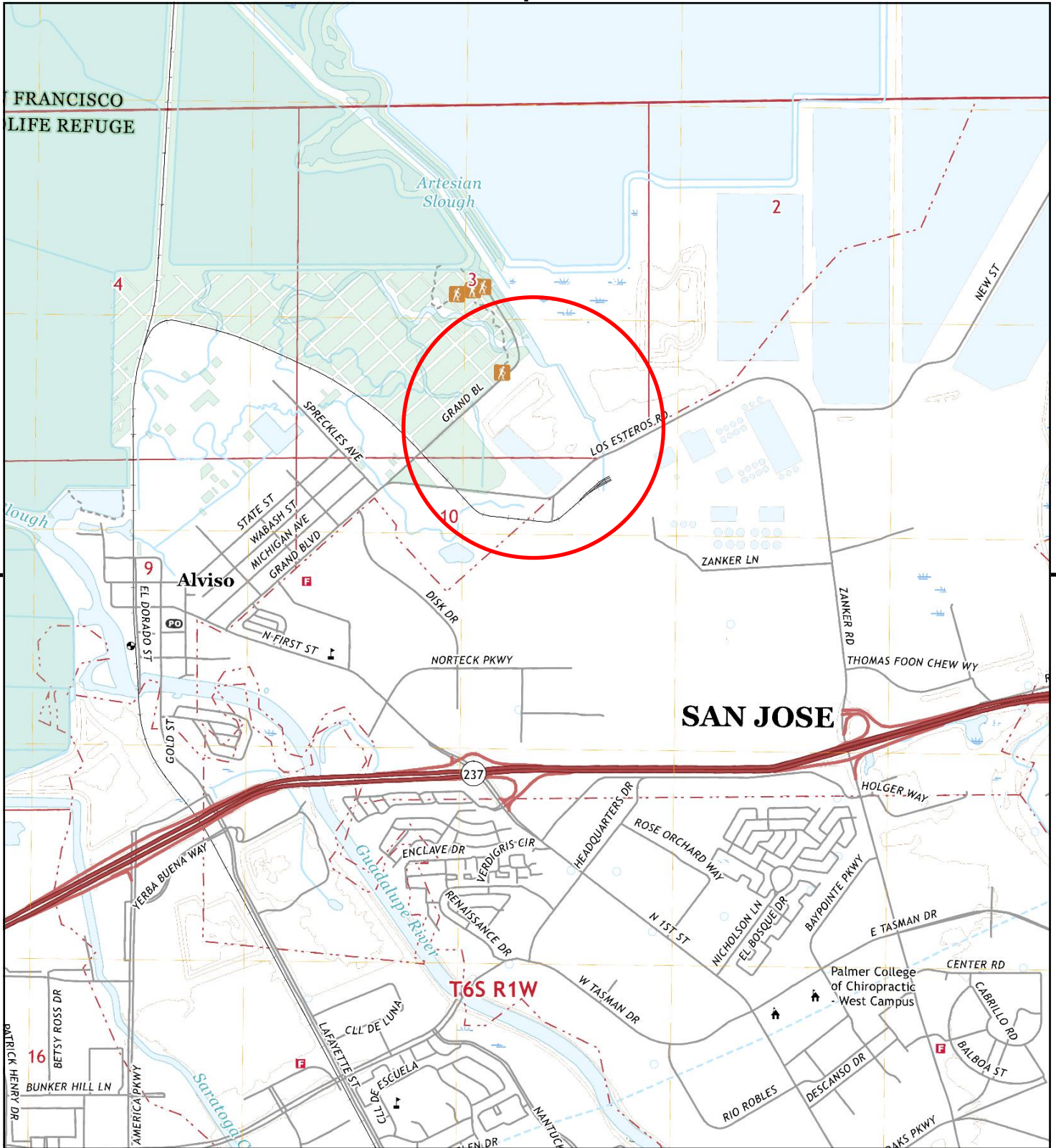


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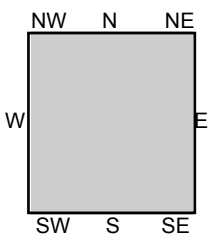
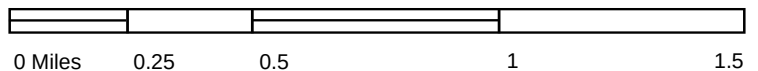
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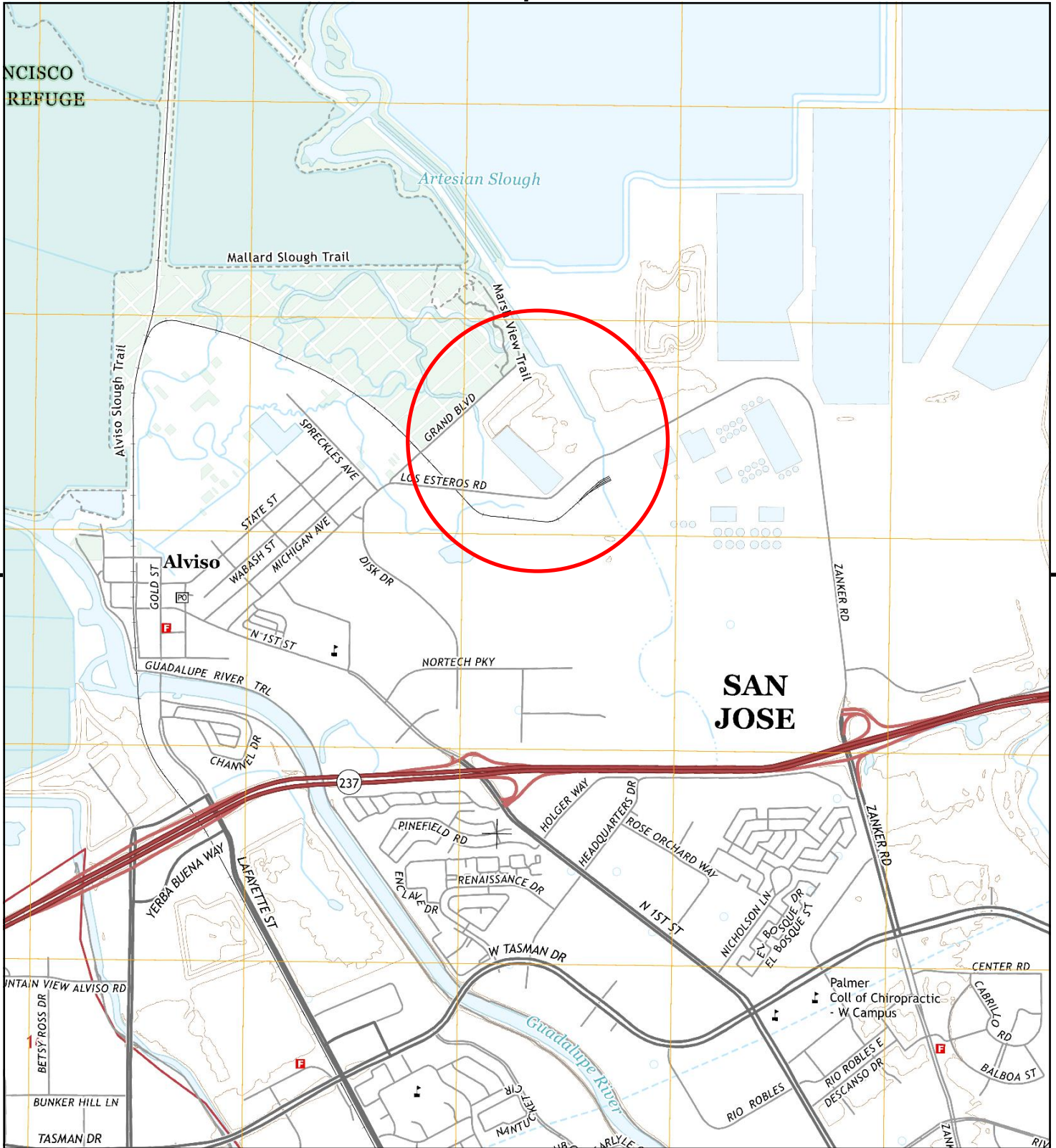
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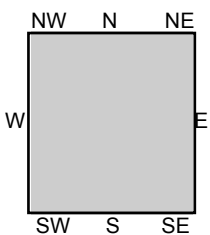
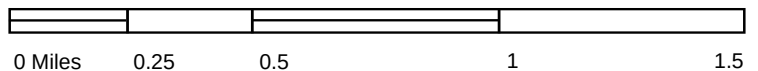
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 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





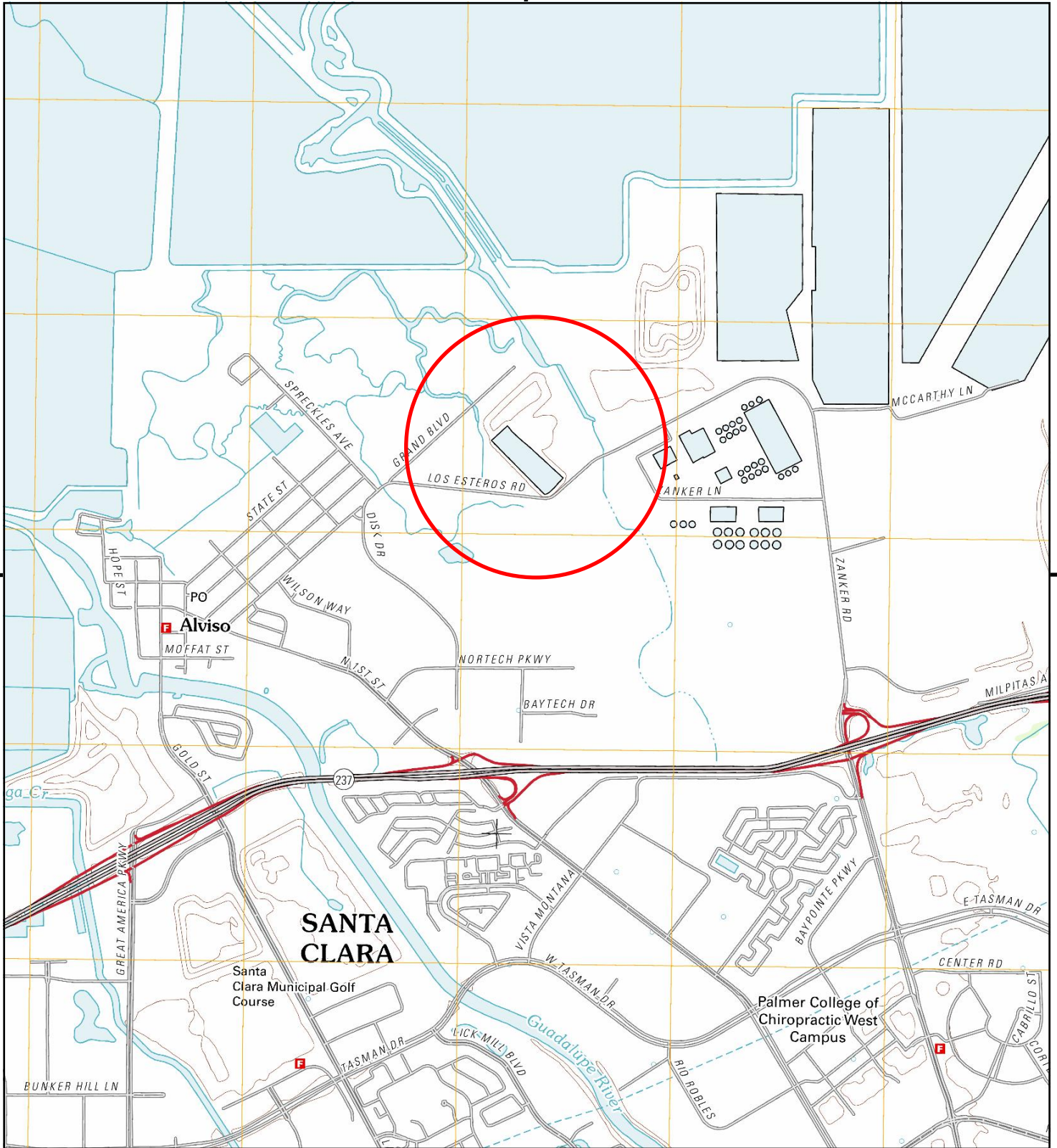
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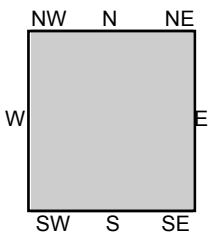
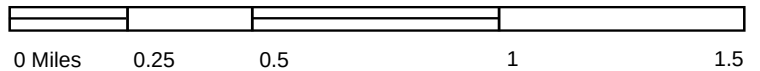
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SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





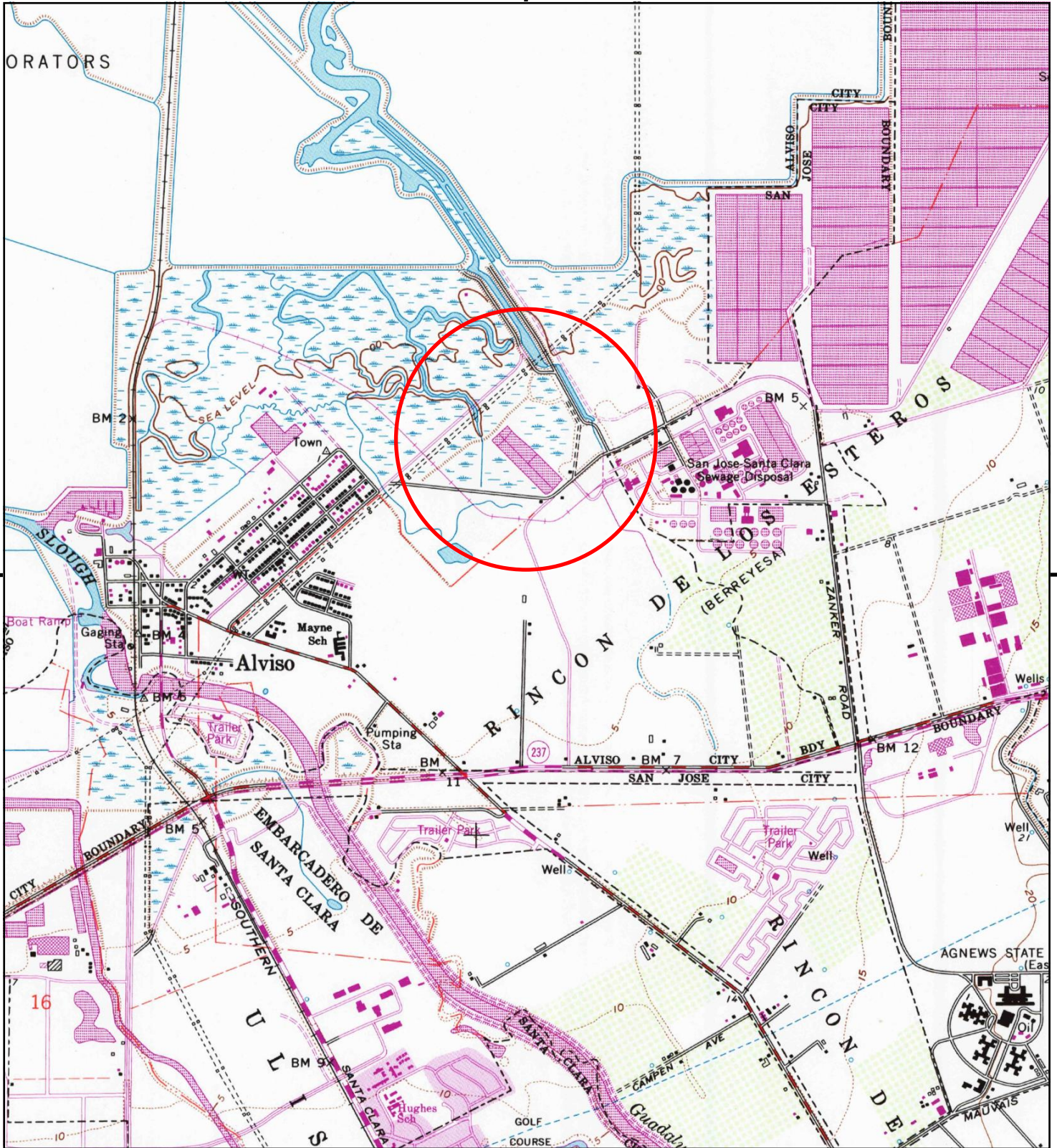
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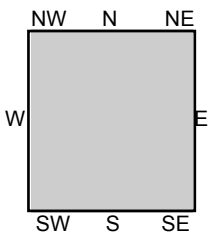
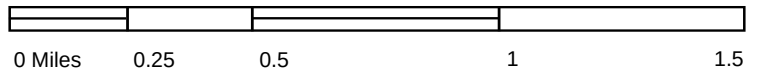
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SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





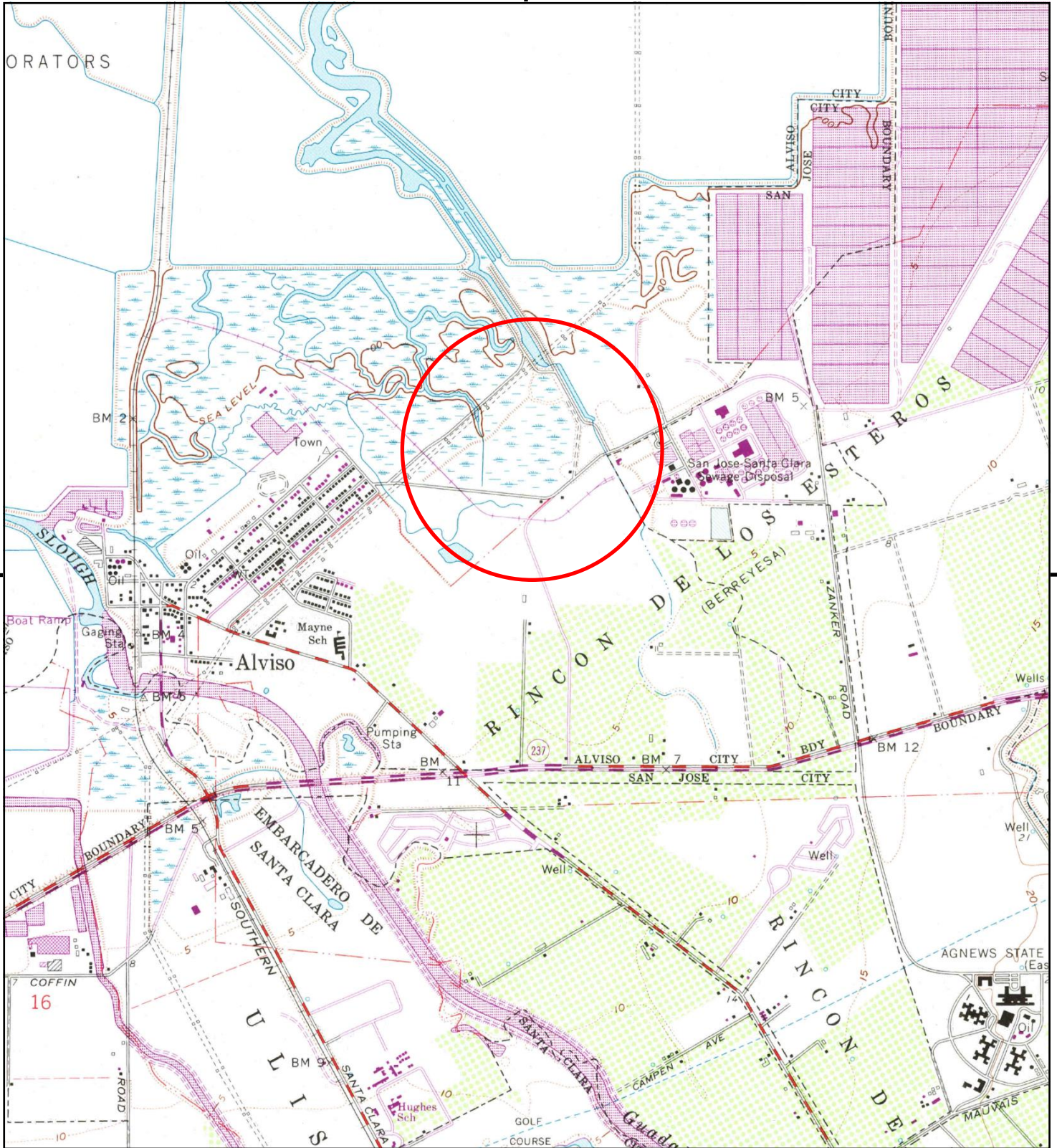
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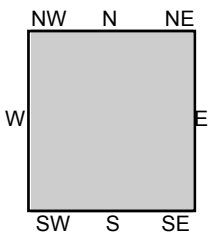
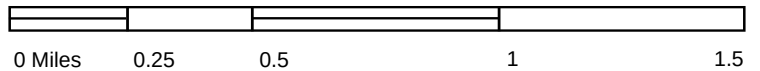
TP, Milpitas, 1980, 7.5-minute

SITE NAME: Phase I ESA
ADDRESS: Disk Drive/Los Esteros Road
San Jose, CA 95134
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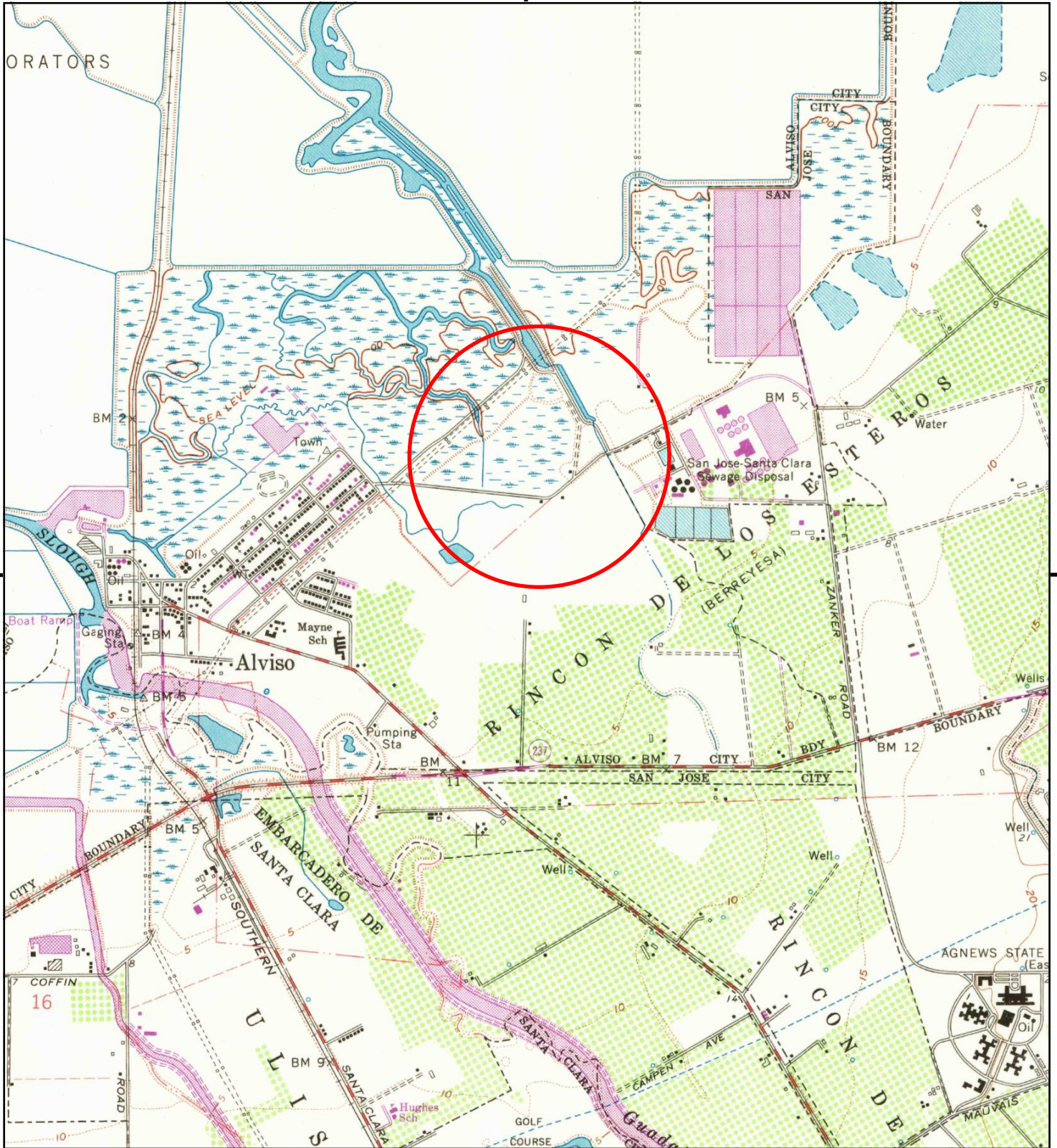
This report includes information from the following map sheet(s).



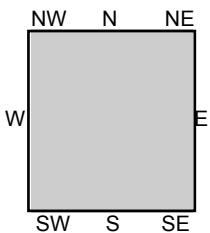
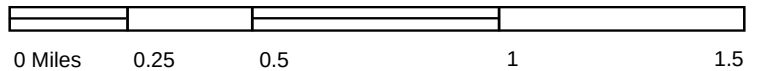
TP, Milpitas, 1973, 7.5-minute

SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





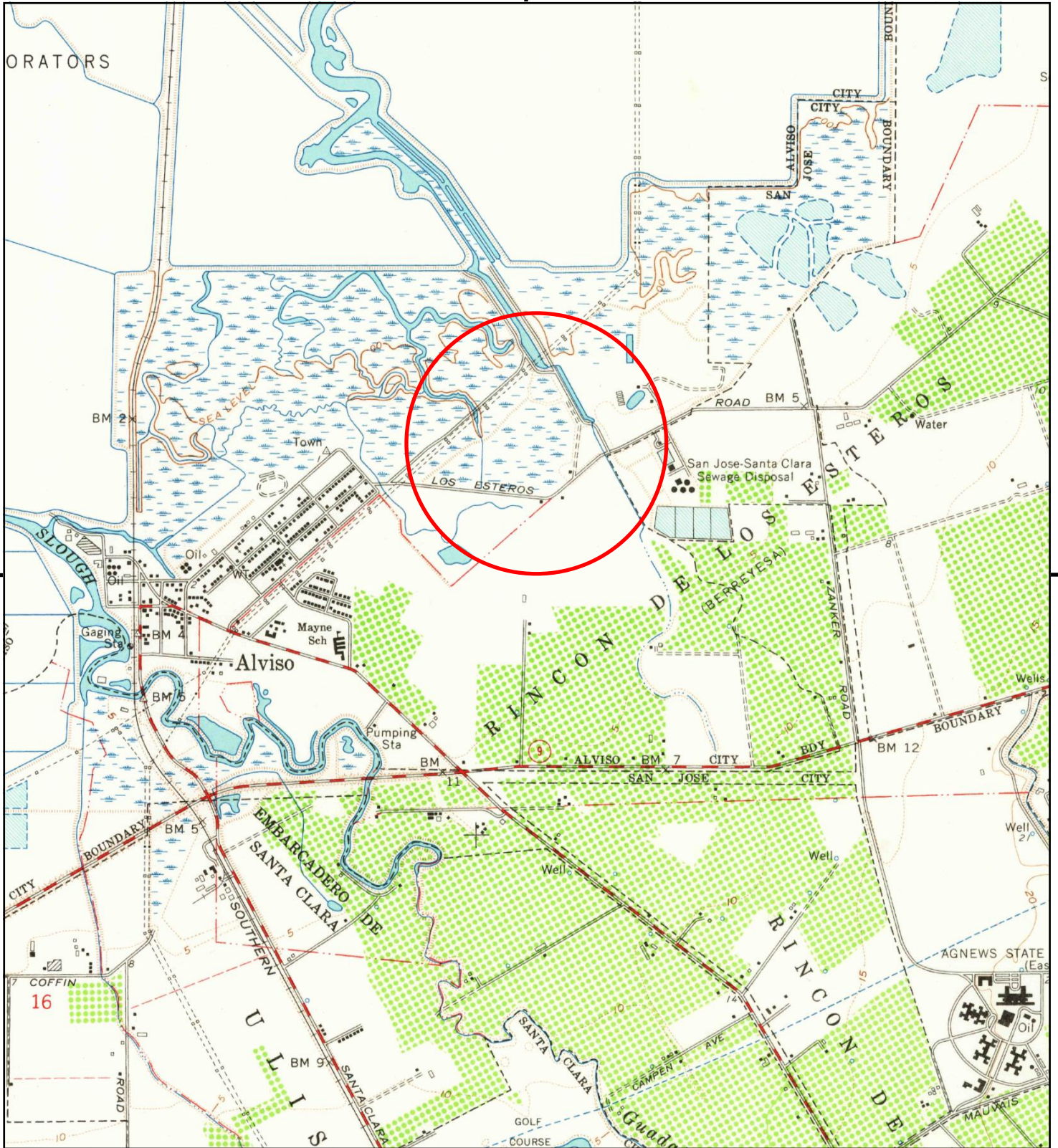
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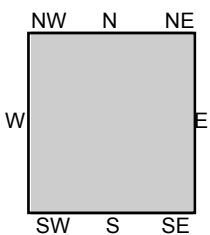
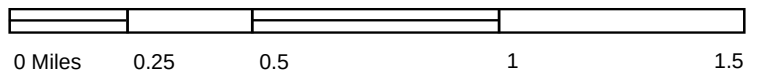
TP, Milpitas, 1968, 7.5-minute

SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





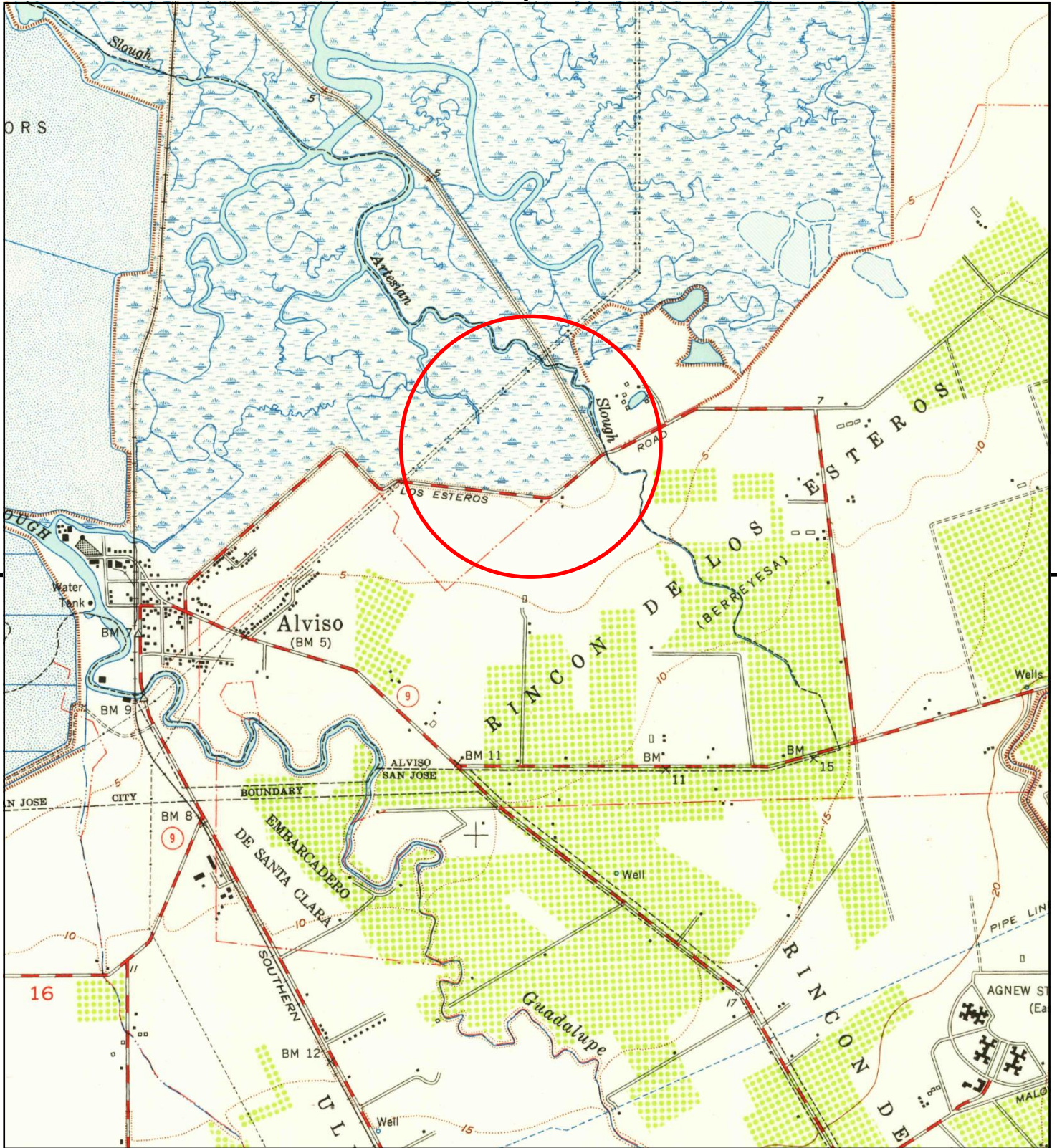
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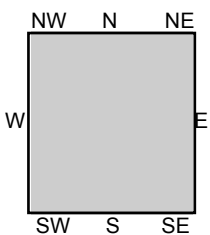
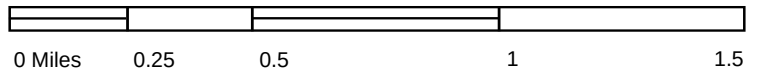
TP, Milpitas, 1961, 7.5-minute

SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





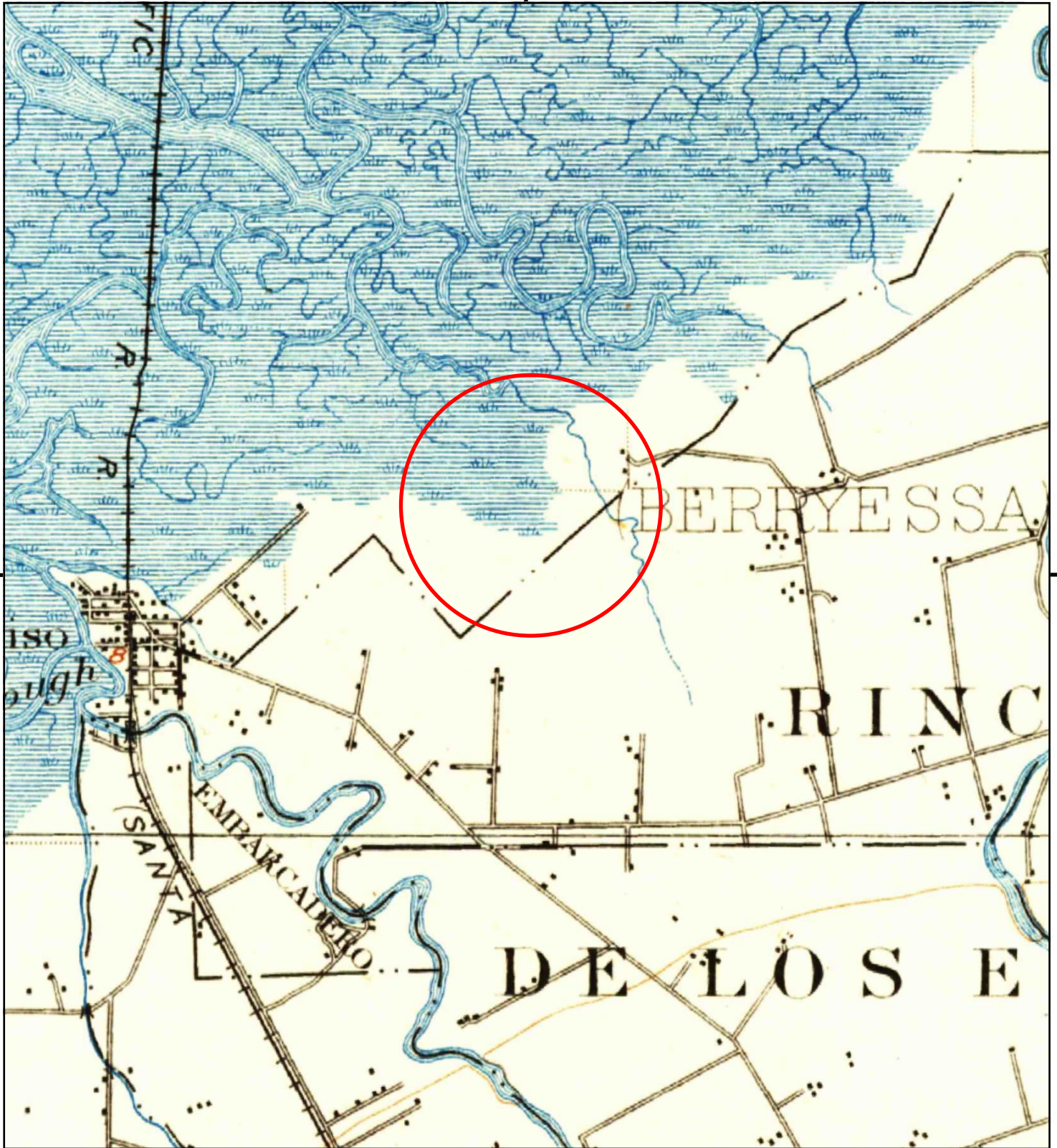
This report includes information from the following map sheet(s).



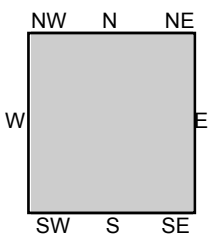
TP, Milpitas, 1953, 7.5-minute

SITE NAME: Phase I ESA
ADDRESS: Disk Drive/Los Esteros Road
San Jose, CA 95134
CLIENT: Cornerstone Earth Group





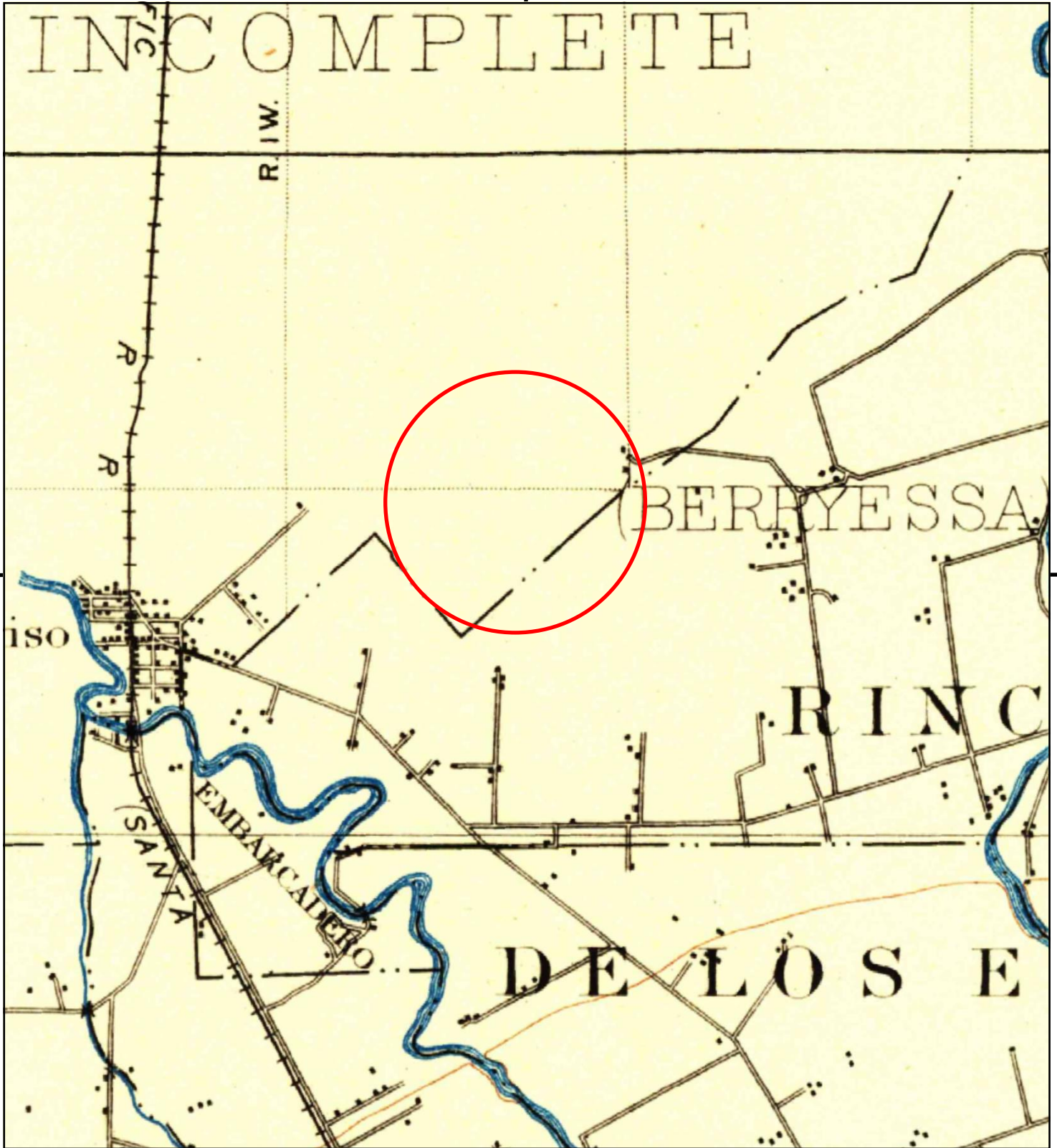
This report includes information from the following map sheet(s).



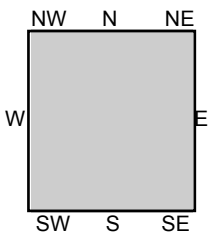
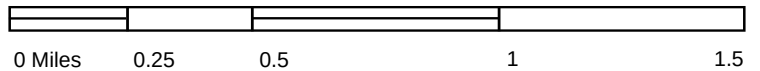
TP, San Jose, 1899, 15-minute

SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
 San Jose, CA 95134
 CLIENT: Cornerstone Earth Group





This report includes information from the following map sheet(s).



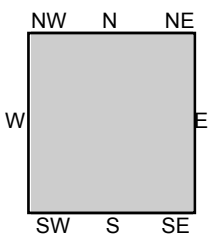
TP, San Jose, 1897, 15-minute

SITE NAME: Phase I ESA
 ADDRESS: Disk Drive/Los Esteros Road
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 CLIENT: Cornerstone Earth Group





This report includes information from the following map sheet(s).



TP, San Jose, 1889, 15-minute

SITE NAME: Phase I ESA
ADDRESS: Disk Drive/Los Esteros Road
San Jose, CA 95134
CLIENT: Cornerstone Earth Group

